



**Project #16-026**  
**Aaron's Elite Automotive**  
**Located at 1098 West 130 South**

**REPORT SUMMARY...**

*Project Name:* Aaron's Elite Automotive  
*Proponent / Owner:* Hal Fronk / VRUGG Holdings  
*Project Address:* 1098 West 130 South  
*Request:* Design Review Permit  
*Current Zoning:* Commercial Services (CS)  
*Type of Action:* Quasi-Judicial  
*Hearing Date:* June 23, 2016  
*Submitted By:* Russ Holley, Senior Planner

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**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #16-030, Aaron's Elite Automotive, in the Commercial Services (CS) zone located at 1098 West 130 South, TIN #05-107-0022.

*Current Land use adjoining the subject property*

<i>North:</i>	CS: Vacant	<i>East:</i>	CS: Codale Electric
<i>South:</i>	CS: Vacant	<i>West:</i>	CS: Vacant

**DESIGN REVIEW PERMIT**

***Project Proposal***

This is a proposal for a new 6,624 SF concrete building to be used as a vehicle service and repair shop on 0.96 acres. The proposal includes streetscape improvements, a new 29-stall parking lot, landscaping improvements, stormwater detention, 6' privacy chainlink fencing and 1,840 SF awning. The property is within the Westfields Subdivision Phase II.

***Land Use***

The Land Development Code (LDC) Table 17.17.030 permits both vehicle repair and vehicle service in the CS zoning district. The LDC generally defines vehicle repair as repairs done to a vehicle while the customer does not wait on-site. Vehicle service is defined as services performed to a vehicle while the customer waits on-site. The CS zoning designation fills a need between commercial and industrial use and generally supports light manufacturing, warehousing, and construction and contractor services.

***Setbacks***

The Land Development Code (LDC) requirements for setbacks in the CS zone are as follows (as measured from property lines):

Front: 10'  
Side: 5'  
Rear: 10'  
Parking: 15'

The following setbacks are proposed (as measured from the exterior property lines of the project site, at closest points):

Front (East): 50'  
Corner Side (North): 95'  
Side (South): 24'  
Rear (West): 75'

Parking (North):	20'
Parking (East):	30'

As proposed, the proposed project meets minimum setback requirements of the LDC.

### ***Access & Circulation***

Vehicular driveway access is proposed at two locations, one onto 130 South and one onto 1080 West, with both being positioned away from the intersection. Pedestrian circulation is shown internally via a sidewalk adjacent to the building connecting to the perimeter sidewalks along the street. As proposed, the project meets the requirements of the LDC.

### ***Lot Coverage***

The LDC 17.19.120 establishes a maximum lot coverage of 60% (building(s) footprint) in the CS zone. The total project site is 0.96 acres (41,817 SF) in size. As proposed, the building and awning cover approximately 20% of the lot, complying with maximum lot coverage allowances in the LDC.

### ***Parking***

The LDC 17.38.040 requires three (3) parking stalls per every service bay of vehicular repair. The proposed building is planned to have seven (7) interior service bays and would be required to provide 21 parking stalls. As proposed with 29 parking stalls, the project complies with minimum parking stall requirements in the LDC.

When parking lots are located near streets, the LDC 17.39.070, requires certain amounts of landscape screening based on proximity to the road. The different types of screening levels are outlined in the code and generally require landscaping and/or earth berms. The applicant has proposed parking lots with a 20' & 30' offset from the street, which would require a type "A" for the 30' setback and a type "B" for the 20' setback. Type "A" screening requires minimal ground cover or landscaping and type "B" screening requires a combination of shrubs and trees spaced closer together to buffer parked cars from the street. As conditioned with the "Type B" landscaping along the north frontage, the proposed project meets the requirements of the LDC.

### ***Open Space Area***

The LDC 17.19.110 requires 10% open space and an additional 10% useable outdoor space of the project site. The LDC 17.35 generally describes open space as native vegetation or landscaped areas, while useable outdoor space could consist of landscaping, decks, patios and walkways, but shall not include parking, driveways and storm-water facilities. The 0.96 acre (41,817 SF) site would require 4,181 SF of both open space and usable outdoor space for a total of 8,362 SF of open area. As proposed with landscaping and open space areas totaling approximately 11,325 SF (27%), the project meets the open area requirements of the LDC as proposed.

### ***Landscaping***

The LDC 17.39 requires minimum plant material for overall visual aesthetics, ecological reasons, screening, and shading purposes. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the CS zone. For 0.96 acres, 19 trees and 48 shrubs, flowers and ornamental plants would be required as per the LDC. As conditioned with a landscaping plan submitted with the building permit, the project meets the requirements of the LDC.

### ***Lighting***

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits pole height to 32 feet and luminaire fixtures to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0 foot candles, so areas

are sufficiently safe, but not excessively bright. Exterior lighting has not yet been submitted. As conditioned, the project meets the requirements of the LDC.

### **Building Elevations**

The LDC 17.18.080 states that buildings should be designed with interesting forms and roof shapes for diversity and that building materials should be compatible with the architectural style and design. The LDC 17.19.110 indicates that blank walls exceeding 30 linear feet are prohibited. Acceptable breaks include windows, balconies, wall articulation or changes in color or material. The submitted plans include colored horizontal stripes and projected building columns that meets the LDC blank wall requirements.

The LDC also requires a minimum of 30% transparency on street facing facades. The proposed area of transparent windows on the street-facing façades is 29% (north) and 31% (east, excluding the awning area). As conditioned, the project meets building elevation requirements in the LDC.

### **Building Entrances**

The LDC 17.19.110 requires a functioning pedestrian entrance facing an adjacent public street. The proposed building is shown with three (3) pedestrian entrances, all having weather protection, with two facing north towards 130 South and with one facing east towards 1080 West. As proposed, the project meets the requirements in the LDC.

### **Building Height**

The LDC 17.19.110 limits building height in the CS zone to 38 feet. The proposed building is shown at 24'-6". As submitted, the project complies with the building height requirements in the LDC.

## **AGENCY AND CITY DEPARTMENT COMMENTS**

Comments were solicited from the following departments or agencies:

• Engineering	• Water
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## **PUBLIC COMMENTS**

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comment had been received.

## **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 6/9/16 and the Utah Public Meeting website on 6/8/16. Public notices were mailed to all property owners within 300 feet of the project site on 6/6/16.

## **RECOMMENDED CONDITIONS OF APPROVAL**

*This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.*

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. The Planning Commission accepts the 29% of transparency on the north facade as substantial compliance to the LDC.
3. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
  - a) Street trees along all adjacent streets provided every thirty (30) feet on center.
  - b) Open Space and Useable Outdoor areas shall total a minimum of 8,362 SF.
  - c) A total number 19 trees and 48 shrubs, perennials and grasses shall be provided.

- d) The landscaping areas between the parking lot and 130 South to the north shall consist of dense shrubs as per type "B" standards (LDC 17.39.070).
4. The dumpsters shall be visually screened or buffered from 1080 West street by using landscaping shrubs and bushes or fences/walls (fences and walls are limited to 4' tall in front yard)
  5. All outdoor storage areas shall be located in the rear yard and completely screened from public streets by a 6 foot solid fence or wall.
  6. Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
  7. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
  8. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
  9. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
    - a. *Water—contact 716-9622*
      - 1-) Landscape irrigation must have a high hazard back flow assembly installed and tested. Such as a RP (ASSE1013) or a PVB (ASSE1020).
      - 2-) Building water main must have a RP (ASSE1013) installed and tested. Must be as it enters building before any branch offs or connections. Please confirm meter and building supply sizes. Must follow sizing rules for B/F assembly.
      - 3-) If a fire suppression system is required a DC (ASSE1015) must be installed and tested on the fire riser.
    - b. *Engineering—contact 716-9153*
      - Cap unused water service laterals and sewer laterals at mains per city standard.
      - Storm water design shall be in accordance with current City standards, in addition to these standards, site shall retain all storm water on site for all storms up to and including the 90<sup>th</sup> percentile storm event. This storm water shall be discharged through means of soil infiltration, evapotranspiration, and/or storm water harvesting and reuse. This is in accordance with the Small Municipal Separate Storm Sewer System draft permit # UTR090000 dated 12/16/15 Section 4.2.5.3.4. City encourages the use of Low Impact Development concepts to aid in this requirement. Have site designer work with Logan City Engineering.
      - Provide water shares or in-lieu-of fee for increased water usage of new development.
      - The project is part of a Common Plan of Development that disturbs more than one acre. A Full SWPPP is required prior to commencing land disturbing activities.
      - Provide a Storm Water Maintenance Agreement.

#### **RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT**

*The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:*

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, materials, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The proposed project provides adequate off-street parking.
5. The project meets the goals and objectives of the CS designation within the Logan General Plan by providing services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
6. The proposed project complies with maximum height, density and building design standards and is in conformance with Title 17.

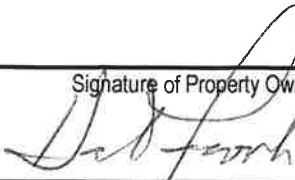
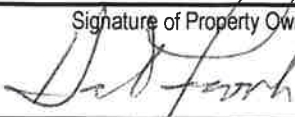
7. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
8. 1080 West and 130 South streets provide access and are adequate in size and design to sufficiently handle automobile traffic related to the land use.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



# APPLICATION FOR PROJECT REVIEW

☒ Planning Commission   ☐ Land Use Appeal Board   ☐ Administrative Review

Date Received <b>5-23-16</b>	Received By	Receipt Number	Zone <b>CS</b>	Application Number <b>PC 16-026</b>
Type of Application (Check all that apply): <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME <b>AARON'S ELITE AUTOMOTIVE</b>				<b>770-8259 Aaron Rudy</b>
PROJECT ADDRESS <b>1098 W 130 S LOGAN UT 84321</b>				COUNTY PLAT TAX ID # <b>05-107-0022</b>
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <b>VRUGG HOLDINGS / HAL FRANK</b>				MAIN PHONE # <b>(435) 512-7024</b>
MAILING ADDRESS <b>302 MEADOW VIEW LN</b>		CITY <b>WIBLEY</b>	STATE <b>UT</b>	ZIP <b>84321</b>
EMAIL ADDRESS <b>frankhal@yahoo.com</b>				
PROPERTY OWNER OF RECORD (Must be listed) <b>Hal Frank</b>				MAIN PHONE # <b>(435) 512-7024</b>
MAILING ADDRESS <b>302 MEADOW VIEW LN</b>		CITY <b>WIBLEY</b>	STATE <b>UT</b>	ZIP <b>84321</b>
EMAIL ADDRESS <b>frankhal@yahoo.com</b>				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed)  <b>Construction of an office and shop for AARON'S ELITE AUTO.</b>				Total Lot Size (acres) <b>.96</b>
				Size of Proposed New Building (square feet) <b>92 x 72 ft. 6,624 square feet</b>
				Number of Proposed New Units/Lots <b>1</b>
				<b>- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</b>
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.		Signature of Property Owner's Authorized Agent  		
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.		Signature of Property Owner  		



# WESTFIELD SUBDIVISION PHASE 2

05-107

-2-

PART OF SECTION 32, TOWNSHIP 12 NORTH,  
RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN,

ALSO

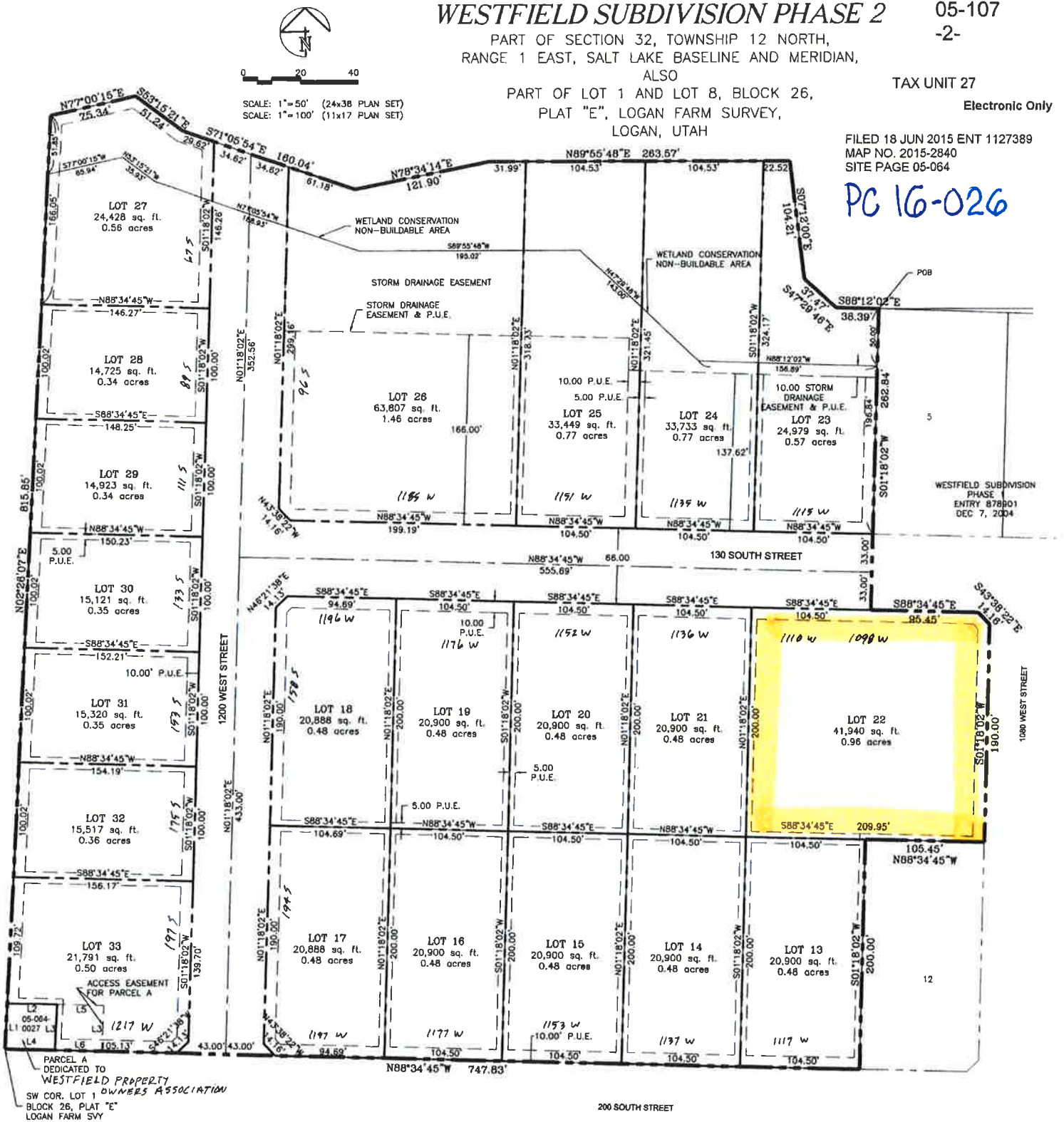
PART OF LOT 1 AND LOT 8, BLOCK 26,  
PLAT "E", LOGAN FARM SURVEY,  
LOGAN, UTAH

TAX UNIT 27

Electronic Only

FILED 18 JUN 2015 ENT 1127389  
MAP NO. 2015-2840  
SITE PAGE 05-064

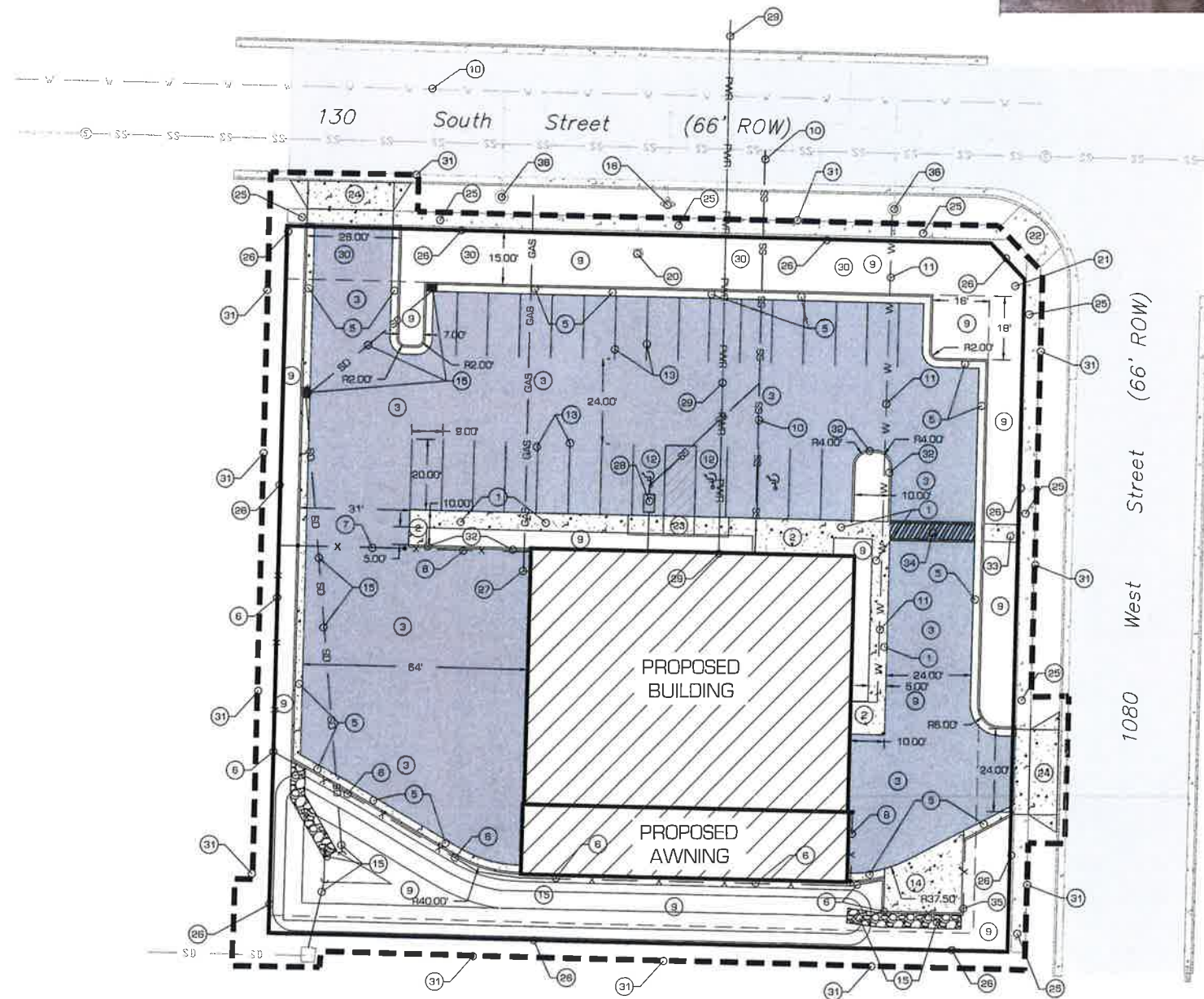
PC 16-026





SCALE: 1"=20'

SCALE: 1"=20'



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AARON'S ELITE AUTO  
PERMIT SET  
130 SOUTH 1080 WEST  
LOGAN, UTAH 84321

[illegible]

PROJECT #:	607-1501
PRINCIPAL:	D. MACFARLANE
PROJECT MANAGER:	M. TAYLOR
DESIGNED BY:	D. TANNER
ISSUED:	04.14.15

## SITE PLAN

C-101







